

148.0

0002

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
718,300 / 718,300
718,300 / 718,300
718,300 / 718,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PINE CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TCHAMITCHIAN SETA N & GEORGE H

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 12 PINE CT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TCHAMITCHIAN SETA N -

Owner 2: -

Street 1: 12 PINE CT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	70.	1.00	11									420,631						420,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6030.000	294,100	3,600	420,600	718,300	
Total Card	0.138	294,100	3,600	420,600	718,300	Entered Lot Size
Total Parcel	0.138	294,100	3,600	420,600	718,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	461.04	/Parcel: 461.04	Land Unit Type:

User Acct	97200
GIS Ref	
GIS Ref	
Insp Date	
09/04/18	



USER DEFINED

Prior Id # 1:	97200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	12:42:25
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,100	3600	6,030.	420,600	718,300		Year end	12/23/2021
2021	101	FV	285,500	3600	6,030.	420,600	709,700		Year End Roll	12/10/2020
2020	101	FV	285,600	3600	6,030.	420,600	709,800	709,800	Year End Roll	12/18/2019
2019	101	FV	230,900	3600	6,030.	420,600	655,100	655,100	Year End Roll	1/3/2019
2018	101	FV	224,900	3600	6,030.	282,400	510,900	510,900	Year End Roll	12/20/2017
2017	101	FV	224,900	3600	6,030.	270,400	498,900	498,900	Year End Roll	1/3/2017
2016	101	FV	224,900	3600	6,030.	246,400	474,900	474,900	Year End	1/4/2016
2015	101	FV	212,300	3600	6,030.	198,300	414,200	414,200	Year End Roll	12/11/2014

Parcel ID 148.0-0002-0010.0

!11550!

PRINT

Date	Time
12/30/21	12:42:25
07/03/19	09:11:40
	jorourke

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TCHAMITCHIAN SE	63977-375		7/28/2014	Convenience		1	No	No	
SUVAJIAN ARA	25237-164		3/22/1995	Intra-Corp	80,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2018	534	Siding	16,000	C				
6/6/2017	636	Re-Roof	6,277	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2019	Info Office	JO	Jenny O
9/4/2018	Inspected	CC	Chris C
7/16/2018	MEAS&NOTICE	CC	Chris C
2/11/2009	Meas/Inspect	294	PATRIOT
1/14/2000	Inspected	264	PATRIOT
12/1/1999	Measured	256	PATRIOT
1/1/1982		CM	
Sign:	VERIFICATION OF VISIT NOT DATA		

